

**DISTRICT ADVISORY BOARD MINUTES  
DISTRICT I**

December 4, 2000  
7:00 p.m.  
Atwater Community Center, 2755 E. 19<sup>th</sup>

**Members Present**

Carl Brewer  
Patrice Dolenz  
David Franks  
Kenneth Hemmen  
Lori Lawrence\*  
Debby Moore  
Sharon Myers  
Steve Roberts\*  
Lois Tully-Gerber  
Willard Walker\*

**Guest List**

Scott Knebel, 455 N Main, MAPD  
Randy Sparkman, 455 N Main, OCI

**Members Absent**

Council Member Rogers  
Carrie Jones  
Edith Knox\*  
Rev. Lincoln Montgomery\*  
Marcia Traylor  
Billy Wilson  
Ken Woodard\*  
Dee Wright

\*Denotes District Advisory Board Alternates

**ORDER OF BUSINESS**

**Call to Order**

**First Pro-tem, Carl Brewer** called the meeting to order at 7:00 p.m.

**Approval of Minutes**

**Brewer** asked if there were any changes to the minutes from the November 6, 2000 DAB meeting, being none, **Lois Tulley-Gerber (Ken Hemmen)**. The minutes were accepted unanimously.

### **Approval of Agenda**

**Brewer** asked if there were any additions or changes to the December 4, 2000 agenda. Being none, **Hemmen (David Franks)** made a motion to accept the agenda. The agenda was approved unanimously.

### **Public Agenda**

1. **Scheduled items – None were Submitted**
2. **Off-agenda items - None were Submitted**

### **Unfinished Business**

#### **3. Storm Water Drainage at Whispering Brook Community.**

**Heidi Drew**, Council District I, Neighborhood Assistant, distributed information from the Kansas Department of Health and Environment regarding the regulation of Stormwater Runoff. (See Attachment A)

### **Staff Presentations**

#### **4. OCI Presentation**

Staff member, **Randy Sparkman**, Zoning, Licensing and Sign Enforcement Director, Office of Central Inspections (OCI), presented information concerning the function of the OCI, Zoning Enforcement Department. **Sparkman** gave DAB members a brochure entitled, “Zoning Enforcement in Your Neighborhood”. **Sparkman** also highlighted specific functions his department handles:

- 1) Zoning
  - Commercial Zoning Issues
  - Land Usage
  - Commercial Signage/Illegal Signage and Banners
- 2) Licensing
  - Drinking Establishments (i.e.: bars, etc.)
  - Home Occupations
- 3) Graffiti Removal

**Sparkman** then opened the discussion for questions from the DAB members. Issues discussed included; 1) Banner regulation; 2) Illegal signage (campaign signs); and 3) Building permits for remodeling. **Sparkman** stated that building permits for construction and/or remodeling are obtained and monitored through another division within OCI.

### **Board Agenda**

No Items were submitted

### **Planning Cases**

**5. Case No.: ZON2000-00058**

**Request:** Change form a “GO” General Office and “B” Multi-Family Residential to “OW” Office Warehouse to permit outdoor storage of equipment and materials.

**Location:** South of 9<sup>th</sup> Street North and west of Hillside (3101 E9th Street North)

**Scott Knebel**, MAPD staff member provided an overview of the zoning change request as outlined in the Notice of Public Hearing and Staff Report including the main points 1) The applicant requests a zone change from “GO” General Office and “B” Multi-Family Residential to “OW” Office Warehouse on a 1.13 acre platted tract located south of 9th Street North and west of Hillside (3101 E. 9th). The applicant is currently using the site as an office, warehouse, and outdoor storage yard for Diggs Construction Company. The current zoning does not permit these uses, and the applicant has received a notice of violation from the Office of Central Inspection. The “OW” Office Warehouse zoning district permits the current uses of the site. 2) The subject property is developed with a building that formerly housed a psychiatric clinic and a church. The subject property has a paved parking area and an unpaved outdoor storage area. Screening and buffering of the site is provided along the south property line by the combination of a masonry wall, the wall of the building, and a drainage canal. Screening and buffering along the west property line is provided by a hedge row and a street. The outdoor storage area is enclosed by a chain link fence. 3) The “OW” Office Warehouse zoning district limits the size of outdoor storage areas to 100% of the floor area of all buildings on the zoning lot. County real estate records indicate that the building on the subject property is 12,770 square feet; thus, a 12,770 square foot outdoor storage area would be permitted by the “OW” district. Screening by decorative fencing, evergreen vegetation, and/or landscaped earth berms would be required for an outdoor storage on the

subject property. and 4) The surrounding area is developed with residential uses to the south and west, institutional uses to the north, and commercial uses to the east. The properties south of the site are zoned "TF-3" Two-Family Residential and are developed with duplexes and single-family residences. The properties west of the site are zoned "MF-29" and "B" Multi-Family Residential and are developed with duplexes and single-family residences. The property north of the site is zoned "B" Multi-Family Residential and is developed with a cemetery. The properties east of the site are zoned "LC" Limited Commercial and "GC" General Commercial and are developed with a vacant commercial lot and an electrical contractor businesses with outdoor storage. **Knebel** then asked if DAB members had any questions regarding the case.

DAB members voiced concerns regarding the case including 1) Storage of salvage materials; 2) Type of storage facility allowed (open or enclosed); 3) How long the current owners had occupied the building; and 4) Impact on Traffic.

**Knebel** responded 1) No salvage materials will be allowed on the premises for storage; 2) The storage structure must be enclosed; 3) Current business has been in this location for about a year; and 4) No significant traffic will be generated with the zone change. Traffic has not exceeded what previous occupant had generated.

**Hemmen (Debby Moore)** made a motion to support the MAPC action, by recommending approval of the zoning request.

### New Business

No items submitted

### General Comments/Announcements

**Brewer** made note that the Wireless Master Plan had been distributed the DAB members. **Brewer** encouraged DAB members to review the information. **Moore** inquired if the radiation emission from the cell towers was the same or greater than cell phones. **Knebel** stated cell tower emission was probably greater than a cell phone due to their higher wattage. However, the FCC regulates radiation emission limits. **Moore** also asked if the radiation emissions from cell phones prove to be cancerous, would that mean that people living close to cell towers be at risk as well. **Knebel** stated that there is no information to support that idea.

Page Five  
December 4, 2000  
District I  
DAB Meeting  
MINUTES

**Steve Roberts** mentioned that he was aware of two studies that indicate that components other than transmission, inside a cell phone may emit radiation.

**Brewer** asked DAB members if there were any other comments, concerns or announcements. **Roberts** stated another planing case for the property at 5101 East 21<sup>st</sup> Street, McFadden Construction, would be heard by the MAPC on December 21, 2000; then heard before the DAB on January 8, 2000. The case is similar to the planning case ZON2000-00058, heard at this meeting.

**Sharon Myers** voiced concern on two items in the northeast area of District I; 1) Proposed road at Bainbridge and 2) Stoplight at Mainsgate and Woodlawn. **Myers** stated that the stoplight was supposedly approved, but was pushed pack to fall. Now the project has been pushed back to next spring. **Myers** added that she had talked to Jan, a secretary in Public Works, to get the details regarding the project. **Myers** also stated that she would like to make sure the project doesn't set pushed aside further or abandoned. According to **Myers'** information sixteen accidents, had occurred within the past six to seven months at the Woodlawn and Mainsgate intersection for this year. **Myers** mentioned that she was trying to form a committee to keep the stoplight issue going. There are several groups interested in supporting this issue including, neighborhood and home owner associations, area businesses and Wichita Independent Neighborhoods (WIN). **Myers** stated that she would like to work with the Neighborhood Assistant to have this issue included on the January 8, 2000, DAB agenda.

**Moore** also suggested that large signs be posted at 19<sup>th</sup> Street and Volutsia denoting Atwater's location. DAB members agreed.

Being no further business, **Brewer** adjourned the meeting at 8:11 p.m.

Submitted By,

Heidi Framer-Drew  
Neighborhood Assistant,  
Council District I